

TO LET

GROUND FLOOR AND BASEMENT LEISURE / RETAIL AVAILABLE AS A WHOLE OR SPLIT

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

2,000 sq.ft. up to 17,400 sq.ft.



Merchants Court, Lord Street, Liverpool, Merseyside L2 1TS

LOCATION

The Premises occupy a busy corner position at the junction of Lord Street and Derby Square, adjacent to Marks & Spencer and Liverpool Crown Court. Castle Street is directly opposite which has become a major food and beverage destination with occupiers including San Carlo, Ivy, Ivy Asia, Pho, Riva Blu, Elif, Rudy's, Ezra & Gil and Bacaro. Liverpool One is directly behind with pedestrian access alongside the property leading to Chavasse Park where Gravity Max, Flight Club and The Botanist are located.

DEMISE

The property is arranged over ground floor and basement, and can be let as a whole or split according to occupier requirements. On a net internal basis, the property has the following floor areas:

GF Unit 1	2,389 sq.ft.	222 sq.m.
GF Unit 2	3,349 sq.ft.	311 sq.m.
GF Unit 3	2,036 sq.ft.	189 sq.m.
Basement	9,617 sq.ft.	894 sq.m.
Total	17,391 sq.ft.	1,616 sq.m.

TENURE

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

RENT

The rent is available upon application

SERVICE CHARGE & INSURANCE

Current budget based on £2.06 per sq.ft.

BUSINESS RATES

To be confirmed.

EPC

Available upon request.

VAT

The property is registered for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan of John Barker of Hitchcock Wright & Partners.

E-mail: mattkerrigan@hwandp.co.uk
johnbarker@hwandp.co.uk

Subject to Contract

Details Prepared November 2025



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